

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

September 21, 2006

VIA FACSIMILE: 474-0352

Planning and Development Department, Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: VAR-15657, 831 Park Paseo (APN 162-03-511-016)

To Whom It May Concern:

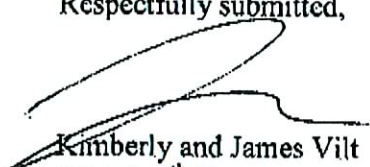
Please accept this letter as our objection to the above-referenced variance proposal. The subject property is a smaller home that exemplifies the architecture of the John S. Park neighborhood and our concern is that allowing the variance requested will significantly impact the character of this home and have a concomitant negative impact on the character of this historic neighborhood which features relatively large lot and yard sizes.

Moreover, it is our understanding that this home, along with the home to its west, are both owned by the same individual(s) and are not presently occupied. Indeed, these two homes have sat unoccupied since they were purchased.

Nearly every home that has been sold on our block during the past three years has been purchased by investors and there are at least 6 homes on the block of 8th Place and 9th Street that are unoccupied. Given this mindset, we fear that the proposed addition is perhaps a means by which to increase the home's square footage and, therefore, its resale value.

Thank you in advance for your consideration in this matter.

Respectfully submitted,


Kimberly and James Vilt
1211 S. 8th Place
Las Vegas, NV 89104

PLANNING AND
DEVELOPMENT

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John S. Park Neighborhood Association

Bob Bellis, President
John S. Park Neighborhood Association
1269 8th Street
Las Vegas, NV 89104

September 21, 2006

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

Dear Commissioners:

I am writing to you concerning the application for 831 Park Paseo. As president of the John S. Park Neighborhood, I would like to express that many of our neighbors and I are against this proposal.


The applicant bought the property knowing that it was designated historic. This proposal would triple the size of the building, which is far from preserving a building that is listed on the National Register of Historic Places.

Another concern is the size of the proposed garage. This garage would be larger than most homes in the neighborhood. The applicant also owns the property at 827 Park Paseo, which is adjacent to 831 Park Paseo. 827 Park Paseo already has a garage that can hold four vehicles, not to mention at least four in the driveway in front of the garage and numerous spaces in the circular driveway.

The Historic John S. Park Neighborhood Plan says, "Residents of the John S. Park neighborhood have expressed a desire to preserve the unique residential quality of their neighborhood at several community meetings". We do not believe that adding a garage that is larger than many commercial garages in the City, to a historic home, will be beneficial in any way.

As a representative of the John S. Park Neighborhood Association I am asking you to deny this application, so we can keep the historic feel to our unique neighborhood.

Sincerely,



Bob Bellis

Submitted after final agenda

Date 9/21/06 Item # 34